



Minutes: Meeting #5
(Adopted July 24, 2023)

**University of Washington Medical Center – NW Campus
Development Advisory Committee (DAC)**

Monday, July 10th, 2023
6:00 – 8:00 PM

In person and Remote Meeting, via WebEx – video recording is available on request.

Members Present:

Karoline Derse	Susan White	Joan Hanson
Keith Slack	Carol Whitfield	Andy Mitton
Shawn MacPherson	Kippy Irwin	
Kevin Jones	Scott Sheehan	

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Kelsey Timmer	Seattle Department of Transportation (SDOT)
Kim Selby	NBBJ
Mike Swenson	Transpo Group
Rich Shipanski	EA Engineering
Dipti Garg	Seattle Department of Neighborhoods (DON)
Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Holly Goddard	Seattle Department of Construction and Inspections
John Shaw	Seattle Department of Construction and Inspections

(Transcriber’s Note: The notes shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in video recording and available upon request.)

1. Introductions

Meeting start time: 6:00 pm

- Meeting Minutes from 6/26/2023: Minutes adopted. One correction noted for Stendall Place accuracy-Scott Sheehan, Chair

2. Committee Business: Discussion on Preliminary Draft Comment Letter- Scott Sheehan

Each subcommittee will review their assigned topic area and discuss comments, questions, concerns they encountered.

- Land Use (height, bulk, scale, setbacks) (3) (Scott, Shawn, Joan)
 1. Alternative one was preferred over alternative two as the taller buildings would be in center instead of the perimeter. Suggested tall buildings to the South as close to 1120th and cemetery.
 2. Setback adequacies was discussed. A comparison of alternative 1&2 was reviewed.

Question- Is the road and the sidewalk included in the setback?
 Answer-A Road is allowed in the setback. It is not known if that is in the plan as of now.
 Question- Will it be a one- or two-way road?
 Answer-It will ultimately be dependent on which buildings and where, as it isn’t decided upon as of yet. It would be based on the future MIMP.
 Question-What do you want from this group in terms of documentation and how should that be stated?
 Answer- List your comments, concerns, and recommendations as items. In the preliminary comment letter. .

The project schedule and process were discussed.

Question- Do we have the ability as a board to affect the MIMP and adjust or decline aspects of the MIMP?

Answer-The committee can submit recommendations within the comment letter. It is suggested in those recommendations to be specific . Provide detail as to exactly what is being requested, Example: Road removal: Is it meant the entire road, up to a property line, etc... Provide the rationale behind the recommendation.

UW has a program, and the committee can not modify the hospitals program for what they are proposing.

Question- How do I make my concerns clear regarding Stendall Place?

Answer-Provide specific recommendations as to the setback or building heights, etc. that would cause your concern regarding your specific needs per your location.

There was a discussion about having site visits. It was suggested that the concerns be in the comment letter as to building height and impact on quality of life.

Question- Utility Plan- does it need to be close to the building?

Answer- No

Question-What is the new hole that's been dug recently?

Answer-Retention Pond

A discussion of tradeoffs occurred regarding height, setbacks, noise abatement, test generator etc.

- Traffic & Parking, Access & Circulation (2) (Karoline, Susan)

Question-When the tollbooth is to be removed, how will you generate revenue for the departments?

Answer- Tollbooths are antiquated. There are now apps, pay in the lobby, meter payments available.

A discussion of traffic flow and point of entry. It is suggested that there be no ticket process.

Question- Does UW subcontract the parking management?

Answer-No. It is campus employees.

- Landscape, Open Spaces, Stormwater, Tree Preservation (2) (Andy, Kippy)

There was some question as to if architecture was included on our section.

Architecture- Concern about the buildings size. Suggest setback or modulate the building to receive better light.

Existing and proposed open spaces and trees.

A list of recommendations was presented:

Old growth support

Managing stormwater

Breeding healthy ecosystems

Diversification of plant life and native grounds

Removal of landscape cloth

Review of climate change and the trees facing challenges

Discussion regarding stormwater and permeability and if it is covered in the MIMP.

EIS has guidelines in place for water management.

Concern about plantings to soften noise. Suggested to use walls or screening instead.

Nature walk was suggested to take care of the old growth trees. Benefits include environmental, health of the trees, storm water management, green space.

Stormwater concern- MIMP wording seemed to be more about appearance than function.

Recommend to use catch basin filtrations as last resort, even if they are required.

Suggestion to use rainwater for plumbing needs.

Question- Is that too expensive to on the infrastructure?

Answer- It makes the cost double because you can't cross the system with potable water system. In a hospital setting with OSHA etc.. there are challenges. It is suggested that this be added to the recommendations.

Question- Are rights of ways included in the setback measurements?

Answer- Public right of ways are city streets.

Question- Does UW manage that?

Answer- No

Question- Is underground canopy cover root depth considered?

Answer- Not commonly. In the urban forest management plan, that is considered. When canopy cover is discussed, it refers to above ground.

Question- Does UW consider the type of trees that are replaced?

Answer- Yes. Recommendations are good regarding tree replacement.

Question- In the document, it is stated that many standards will be in the urban development plan. Should some of this be in the urban development plan instead of the MIMP?

Answer- It should be included in the comment letter.

Question- When trees are removed, is underflow control taken into consideration?

Answer- A lot of the campus is hardscape. When all the scenarios were measured, there wasn't much difference in the suggested MIMP.

Clarification of tree removal/replacement was discussed during the construction period.

Soil condition and the impact on tree replacement was discussed.

- Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (3) (Carol, Kevin, Keith)

Air Quality- A summary of the MIMP was reviewed.

Question-What type of potent emissions will come from the CUP?

Question- What type of fuel will be used?

Question- Is there any medical waste burned on campus?

Noise- A review of the noise standards was reviewed.

Question- What are the decibels during full construction?

Answer- The city will have a requirement.

Utilities and Infrastructure

A recommendation to have the powerlines and communication lines be buried.

Would like to see added what type of road construction might have to be upgraded.

Would like to have added a central loading zone. The current 8 loading zones seems excessive.

Recommends the 3rd entry point be on 115th.

Question- Is it helpful on the recommendation to provide the why?

Answer- Yes

Recommendation to have solid walls around the utilities.

Question- What hours does the hospital take deliveries?

Answer- 24/7

A review of the delivery bays was conducted.

Views and Shadows

Question- How tall is 175 ft equal in stories?

Answer- 10-12 stories

Recommendation of plants and vegetation shadows.

Site line recommendation to have the wording improved to ensure the definitions are summarized.

Question- Are the alternatives set in stone?

Answer- Based on recommendations, we can modify. The final MIMP will have the selection that could be a combination of the two, or tweaked versions.

Question- When do you see breaking ground?

Answer- Approximately 3-5 years

Question-What is the timeline for an entrance on North 120th street?

Answer-The MIMP needs to be approved and adopted. Right now, it doesn't show that as an option. There would be a need to meet a threshold to show the need for that entrance. When evaluating a 3rd driveway, the timeline can change based on where the development occurs. The final MIMP will have a final recommendation.

The proposal modifies the needs depending on the scope of the project.

Question- Do hospital staff have to pay to park?

Answer- Yes

Discussion on hospital staff parking vs. public transit. The MIMP has a mandate of % of single occupancy vehicles.

4. Public Comments

No public comments.

6. Meeting scheduled for July 24th, 2023.

7/17/23 submit recommendations to D. Garg. Combine recommendations when submitting.

Dipti will combine the received recommendations to one document and will circulate for review to be reviewed 7/24/23.

7. Meeting Adjourned 8:02PM